| 092.A | 0001 | 0004.C | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 932,200 | / | 932,200 |
| USE VALUE: | 932,200 | / | 932,200 |
| ASSESSED: | 932,200 | / | 932,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 28 | | STONE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KOTIUGA ROBERT P/ETAL |
| Owner 2: | NASSIF NEVINE |
| Owner 3: | |
| Street 1: | 28 STONE ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1994, having primarily Vinyl Exterior and 2394 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6000.000 | 511,600 | 600 | 420,000 | 932,200 |
| Total Card | 0.138 | 511,600 | 600 | 420,000 | 932,200 |
| Total Parcel | 0.138 | 511,600 | 600 | 420,000 | 932,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.39 | /Parcel: 389.3

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 155067
GIS Ref:
GIS Ref:
Insp Date: 11/08/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 092.A-0001-0004.C

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 511,600 | 600 | 6,000. | 420,000 | 932,200 | 932,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 407,600 | 700 | 6,000. | 426,000 | 834,300 | 834,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 407,600 | 700 | 6,000. | 318,000 | 726,300 | 726,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 407,600 | 700 | 6,000. | 288,000 | 696,300 | 696,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 407,600 | 700 | 6,000. | 276,000 | 684,300 | 684,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 402,100 | 700 | 6,000. | 234,000 | 636,800 | 636,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 402,100 | 700 | 6,000. | 222,000 | 624,800 | 624,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 390,200 | 700 | 6,000. | 211,200 | 602,100 | 602,100 | | 12/13/2012 |

!7572!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 22:11:43 |

## LAST REV

| Date | Time |
|---|---|
| 06/25/19 | 14:05:54 |

apro

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7572

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| J & J CONSTRUCT | 25062-406 | | 12/16/1994 | | 289,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 155067 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/15/2018 | 816 | Solar Pa | 19,500 | C | | | | |
| 6/10/2016 | 791 | Re-Roof | 4,380 | | | | | |
| 4/27/2016 | 521 | Solar Pa | 3,000 | | | | | solar panels |
| 9/10/2012 | 1143 | Manual | 4,500 | C | | | | |
| 9/10/2012 | 1143 | Manual | 4,500 | C | | | | CONSTRUCT SIDE STA |
| 8/24/2012 | 1065 | Redo Kit | 29,000 | C | | | | |
| 7/16/2009 | 595 | New Wind | 3,197 | | | | | |
| 12/21/2004 | 1200 | Manual | 600 | C | | G6 | GR FY06 | NEW ATTIC WNDW |
| 4/21/2004 | 312 | Addition | 100,000 | C | | G6 | GR FY06 | |
| 7/13/1994 | 368 | New Buil | 115,000 | C | | | | NEW COLONIAL |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/8/2018 | Inspected | CC | Chris C |
| 10/30/2018 | MEAS&NOTICE | BS | Barbara S |
| 4/11/2013 | Info Fm Prmt | EMK | Ellen K |
| 1/28/2013 | Info Fm Prmt | BR | B Rossignol |
| 12/15/2008 | Meas/Inspect | 294 | PATRIOT |
| 3/10/2005 | Permit Visit | BR | B Rossignol |
| 3/20/2000 | Inspected | 270 | PATRIOT |
| 2/16/2000 | Mailer Sent | | |
| 2/16/2000 | Measured | 270 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 5 | | | | | | | | | 420,000 | | | | | | 420,000 | |

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | LT GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1994 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G14 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 6 - Ceramic Tile | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 5.3 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 5.3 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.14342105 |
| Const Adj.: | 1.00237501 |
| Adj $ / SQ: | 143.267 |
| Other Features: | 113590 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 540232 |
| Depreciation: | 28632 |
| Depreciated Total: | 511600 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2004 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

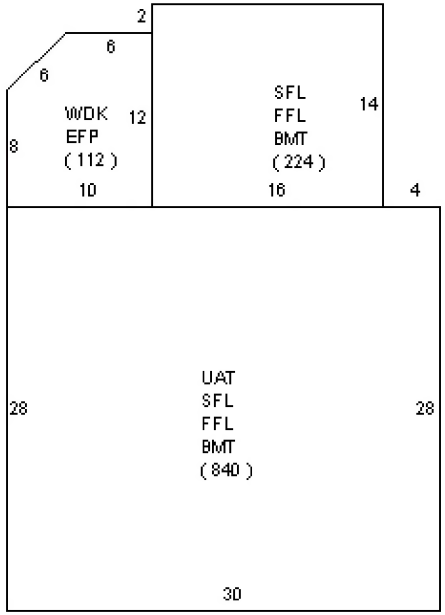
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 157.59 |
| Special Features: | 0 | Val/Su Net: | 141.09 |
| Final Total: | 511600 | Val/Su SzAd | 240.41 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,064 | 49.960 | 53,162 |
| FFL | First Floor | 1,064 | 143.270 | 152,436 |
| SFL | Second Floor | 1,064 | 143.270 | 152,436 |
| UAT | Upper Attic | 210 | 57.310 | 12,034 |
| EFP | Enclos Porch | 112 | 51.660 | 5,785 |
| WDK | Deck | 112 | 14.960 | 1,676 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,626 | | | Total: | 377,529 |
| Size Ad | 2128 | Gross Are | 4256 | FinArea | 2394 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 25 | A | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

092.A-0001-0004.C

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22 | Wood Deck | D | Y | 1 | 6X8 | A | AV | 1996 | 16.00 | T | 18.4 | 101 | | | 600 | | | 600 |
| 2 | Frame Shed | D | Y | 1 | 6X8 | A | AV | 2000 | 0.00 | T | 15.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | 600 | Total Special Featues: | | Total: | 600 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc